

## Preliminary land Use Service (PLUS)

### Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

[www.state.de.us/planning](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000/](http://www.dnrec.state.de.us/dnrec2000/)  
[www.dnrec.state.de.us/DNRECeis/](http://www.dnrec.state.de.us/DNRECeis/)  
[datamil.udel.edu/](http://datamil.udel.edu/)  
[www.state.de.us/deptagri/](http://www.state.de.us/deptagri/)

- |   |   |                            |
|---|---|----------------------------|
| 1. Project Title/Name: Plantation Lakes   |   |                            |
| 2. Location: West of 113, South of Route 20   |   |                            |
| 3. Parcel Identification #: 1-33-20 P.32,<br>1-33-16 P. 73,74,90,91,140                                       | 4. County or Local Jurisdiction Name: MILLSBORO |                            |
| 5. Owner's Name: WILLIAM JOHN JR. & MARIAN W. DAVIS & TOWNSEND, INC.  |   |                            |
| Address: 210 OLD LAND ROAD  | 401 S. DUPONT HIGHWAY                           |                            |
| MILLSBORO, DE 19966   | GEORGETOWN, DE 19947                            |                            |
| Phone: N/A  | Fax: N/A  | Email: N/A                 |
| 6. Applicant's Name: PLANTATION LAKES LLC   |   |                            |
| Address: 2205 COMMERCE ROAD, SUITE A  |   |                            |
| City: FOREST HILL   | State: MD                                       | Zip: 21050                 |
| Phone: 410.893.8458   | Fax:  | Email: N/A                 |
| 7. Engineer/Surveyor Name: MORRIS & RITCHIE ASSOCIATES, INC.  |   |                            |
| Address: 404 SOUTH BEDFORD STREET, SUITE 5  |   |                            |
| City: GEORGETOWN  | State: DE                                       | Zip: 19947                 |
| Phone: 302.855.5734   | Fax: 302.855.0157                               | Email: kmcbride@mragta.com |
| 8. <b>Please Designate a Contact Person, including phone number, for this Project:</b> J. KEVIN MCBRIDE (MRA) |   |                            |

**Information Regarding Site:**

9. Area of Project(Acres +/-): 663.97

10. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Community ☒ Developing ☐ Environmentally Sensitive  
☒ Secondary Developing ☐ Rural

11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." N/A

12. Present Zoning: AR-1 (SUSSEX COUNTY)

13. Proposed Zoning: HR-RPC & HC/TOWN CENTER (MILLSBORO)

14. Present Use: AGRICULTURE

15. Proposed Use: RESIDENTIAL/COMMERCIAL

16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: AGRICULTURE, TIMBER

17. Comprehensive Plan recommendation: SUSSEX COUNTY COMPREHENSIVE PLAN: TOWN CENTER AND DEVELOPING AREA

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐

Kent ☐

Sussex ☒

Suburban ☐

Inside growth zone ☐

Town Center ☒

Suburban reserve ☐

Outside growth zone ☐

Developing ☒

Other ☐

Environ. Sensitive Dev. District ☐

Low Density ☐

18. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)  
Service Provider Name: TOWN OF MILLSBORO

What is the estimated water demand for this project? 900,000 GPD

How will this demand be met? Developer funded well, treatment facility, water tank and distribution lines to create looped system with existing.

19. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)  
Service Provider Name: TOWN OF MILLSBORO

20. If a site plan please indicate gross floor area: COMMERCIAL = 460,170 SQUARE FT

21. If a subdivision: ☒ Commercial ☒ Residential ☐ Mixed Use

22. If residential, indicated the number of number of Lots/units: 2531 Gross Density of Project: 3.8 UNITS/GROSS AC  
Net Density 4.62 UNITS/GROSS AC

Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

23. If residential, please indicate the following: N/A

Number of renter-occupied units: 480±

Number of owner-occupied units: 2051

Target Population (check all that apply):

Renter-occupied units

☒ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☒ First-time homebuyer – if checked, how many units 20%

☒ Move-up buyer – if checked, how many units 50%

☒ Second home buyer – if checked, how many units 30%

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: 0.0  
Square Feet: 0.0

Proposed Use: % of Impervious Surfaces: 18.1% includes commercial  
Square Feet: 120.4 AC = 83.72 res/36.68 comm.

25. What are the environmental impacts this project will have?

How much forest land is presently on-site? 160 AC    How much forest land will be removed? 91 AC

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☒ Yes ☐ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☐ Tidal    Acres

☒ Non-tidal    Acres

If "Yes", have the wetlands been delineated? ☒ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No (Under review)

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☒ Yes ☐ No If "Yes", describe the impacts: IMPACTS LIMITED TO WITHIN NATIONWIDE PERMIT & PEDESTRIAN/GOLF CART BRIDGE

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No

28. Are there streams, lakes, or other natural water bodies on the site? ☒ Yes ☐ No

If the water body is a stream, is it: ☒ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☒ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☒ Yes ☐ No If "Yes", please describe :  
Minor grading for the golf course and walking trails. Some residential units.

|   |
|---|
| <p>29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?<br/> <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p> <p>If yes, please list name:</p>   |
| <p>30. List the proposed method(s) of stormwater management for the site: PONDS IN SERIES, BIORETENTION CREATED WETLANDS.</p> <p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): EXISTING BETTS POND</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p>   |
| <p>31. Is open space proposed? <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No If "Yes," how much? 289 Acres (43%) Square Feet</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? ACTIVE AND PASSIVE RECREATION WITH VILLAGE GREENS, GOLF COURSE, WALKING TRAILS, ETC.</p> <p>Where is the open space located? THROUGHOUT SITE</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p> |
| <p>32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No If "Yes," what are they?</p>   |
| <p>33. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No If "Yes," what are they?</p> <p>SEWER, WATER AND ROAD IMPROVEMENTS</p>   |
| <p>34. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>   |
| <p>35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p>INTEGRATED PEST MANAGEMENT ON GOLF COURSE AND POND MAINTENANCE</p>   |
| <p>36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p>A SEPARATE TRAFFIC STUDY HAS BEEN SUBMITTED TO DELDOT</p> <p>How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 34,228 ADT</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks? LESS THAN 5%</p>  |
| <p>37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. 11 LOCATIONS (varying widths)</p>   |



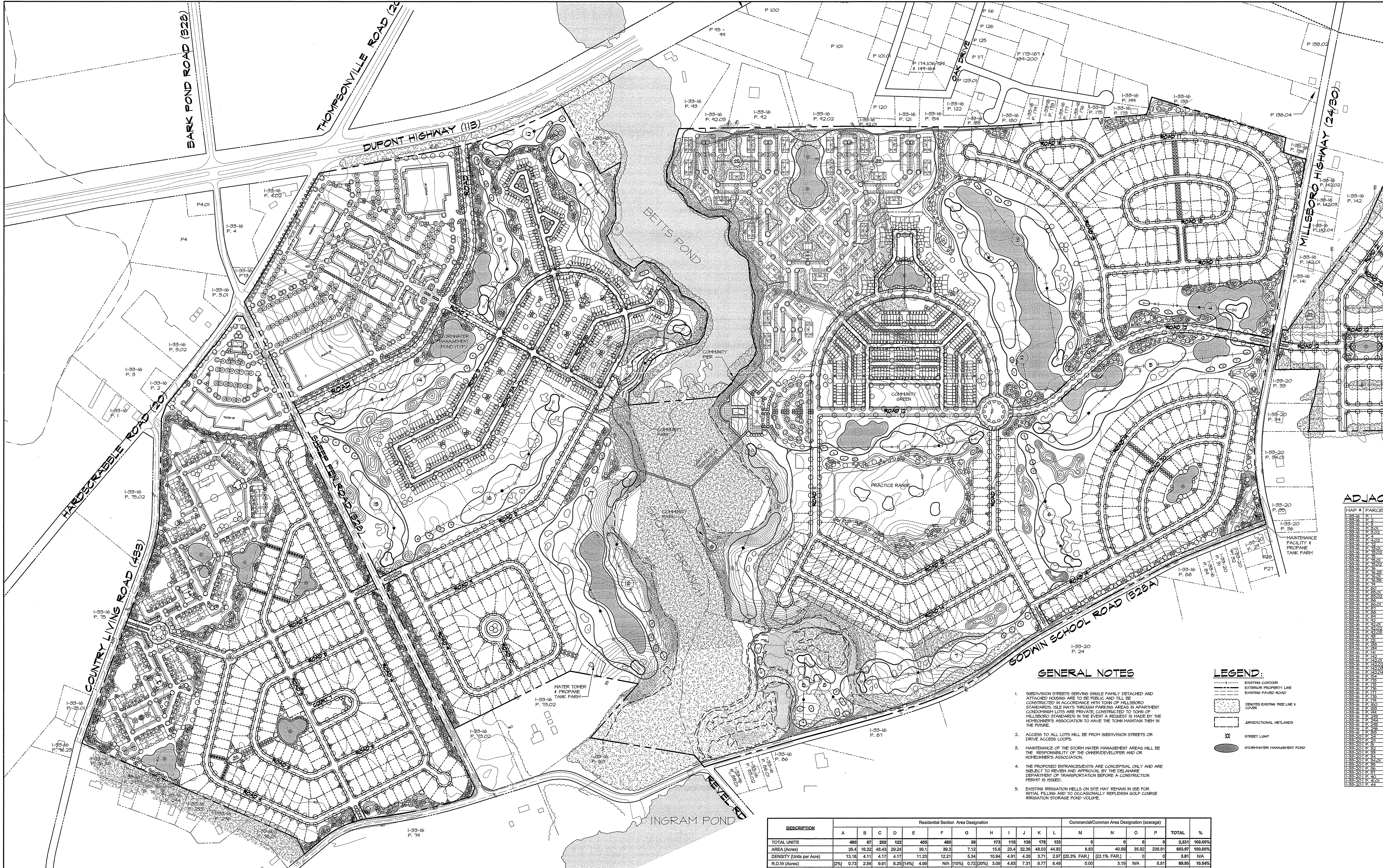
|  |
|--|
| <p>38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p>   |
| <p>39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. FUTURE ROAD CONNECTIONS TO ADJACENT LANDS</p>   |
| <p>40. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No; bike paths <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p style="margin-left: 40px;">Is there an opportunity to connect to a larger bike/pedestrian network? <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p>  |
| <p>41. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p> <p style="margin-left: 40px;">Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p> <p style="margin-left: 40px;">Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> No</p> <p style="margin-left: 40px;">If "Yes," please indicate what will be affected (Check all that apply)</p> <div style="margin-left: 40px;"> <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.)<br/> <input type="checkbox"/> Sites (archaeological)<br/> <input type="checkbox"/> Cemetery         </div> <p style="margin-left: 40px;">Would you be open to a site evaluation by the State Historic Preservation Office? <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p> <p style="text-align: right; margin-right: 100px;">IF REQUIRED AS PART OF A PERMIT</p> |
| <p>42. Are any federal permits, licensing, or funding anticipated? <input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p>  |
| <p>43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?</p> <p style="margin-left: 20px;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 40px;">If yes, please List them:</p>  |
| <p>44. Please make note of the time-line for this project: ANNEXATION AND R.P.C. APPROVAL BY JUNE 2004<br/>ENGINEERING &amp; PERMITTING BY MARCH 2005<br/>GOLF COURSE AND INFRASTRUCTURE CONSTRUCTION FOR PHASE 1 COMPLETE BY JUNE 2006</p>  |
| <p>I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>_____<br/>Signature of property owner or contract buyer</p> <p>_____<br/>Signature of Person completing form<br/>(If different than property owner)</p> </div> <div style="width: 45%;"> <p>_____<br/>Date</p> <p>_____<br/>Date</p> </div> </div>  |
| <p>This form should be returned to the Office of State Planning electronically at <a href="mailto:Dorothy.morris@state.de.us">Dorothy.morris@state.de.us</a> along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. <b>Please be sure to note the contact person</b> so we may schedule your request in a timely manner.</p>   |











| PLANTATION LAKES SCORECARD |     |        |        |     |        |
|----------------------------|-----|--------|--------|-----|--------|
| NOLE #                     | PAR | LENGTH | NOLE # | PAR | LENGTH |
| 1                          | 4   | 355    | 10     | 3   | 185    |
| 2                          | 4   | 465    | 11     | 4   | 400    |
| 3                          | 4   | 440    | 12     | 3   | 200    |
| 4                          | 3   | 215    | 13     | 4   | 375    |
| 5                          | 6   | 550    | 14     | 4   | 450    |
| 6                          | 4   | 310    | 15     | 4   | 340    |
| 7                          | 4   | 420    | 16     | 4   | 455    |
| 8                          | 3   | 165    | 17     | 5   | 570    |
| 9                          | 5   | 580    | 18     | 4   | 445    |
| OUT                        | 36  | 3500   | IN     | 35  | 3400   |

TOTAL YARDS: 6900 YDS  
PAR: 71



#### SITE DATA:

- PROJECT TITLE/NAME: PLANTATION LAKES  
ADDRESS: 95 20, 24 113  
MILLSBORO, DELAWARE
- OWNER INFORMATION:  
OWNER: TAX MAP # 69005 AC  
MILLSBORO, DE 19967  
SUBDIVISION TOTAL: 69005 AC  
TOWN OF MILLSBORO
- DEVELOPER: PLANTATION LAKES, LLC  
2008 COMMERCE ROAD  
SUITE 100  
FOREST HILL, MD 20635
- ZONING INFORMATION: PROPOSED ZONING: HR-1 (SUSSEX CO.)  
PRESENT ZONING: HR-1 (TOWN OF MILLSBORO)
- LAND USE INFORMATION: PRESENT USE: AGRICULTURE/FOREST  
PROPOSED USE: RESIDENTIAL / COMMERCIAL
- NET DEVELOPMENT CONVENTIONS:  
TOTAL SITE AREA: 69,005 AC  
TOTAL FEDERAL 404 WETLANDS: 4,023 AC  
TOTAL STATE WETLANDS: 0.00 AC  
TOTAL ROAD R.O.W.: 66.76 AC (10.05%)  
COMMERCIAL: 49.70 AC (71.9%)  
NET DEVELOPMENT ACREAGE:  
SITE AREA - PRIVATE WETLANDS + COMMERCIAL STREET R.O.W.  
PROPOSED DEVELOPMENT ACREAGE:  
69,005 AC - 4,023 AC - 0.00 AC + 66.76 AC = 64,962 AC  
ALLOWABLE DENSITY: 10 X 54751 = 547,510 UNITS  
PROPOSED DENSITY: 251 UNITS  
69,005 AC - 251 UNITS = 68,754 AC  
NET: 251 UNITS / 54751 AC = 4.62 UNITS/AC

#### ADJACENT OWNER INFORMATION

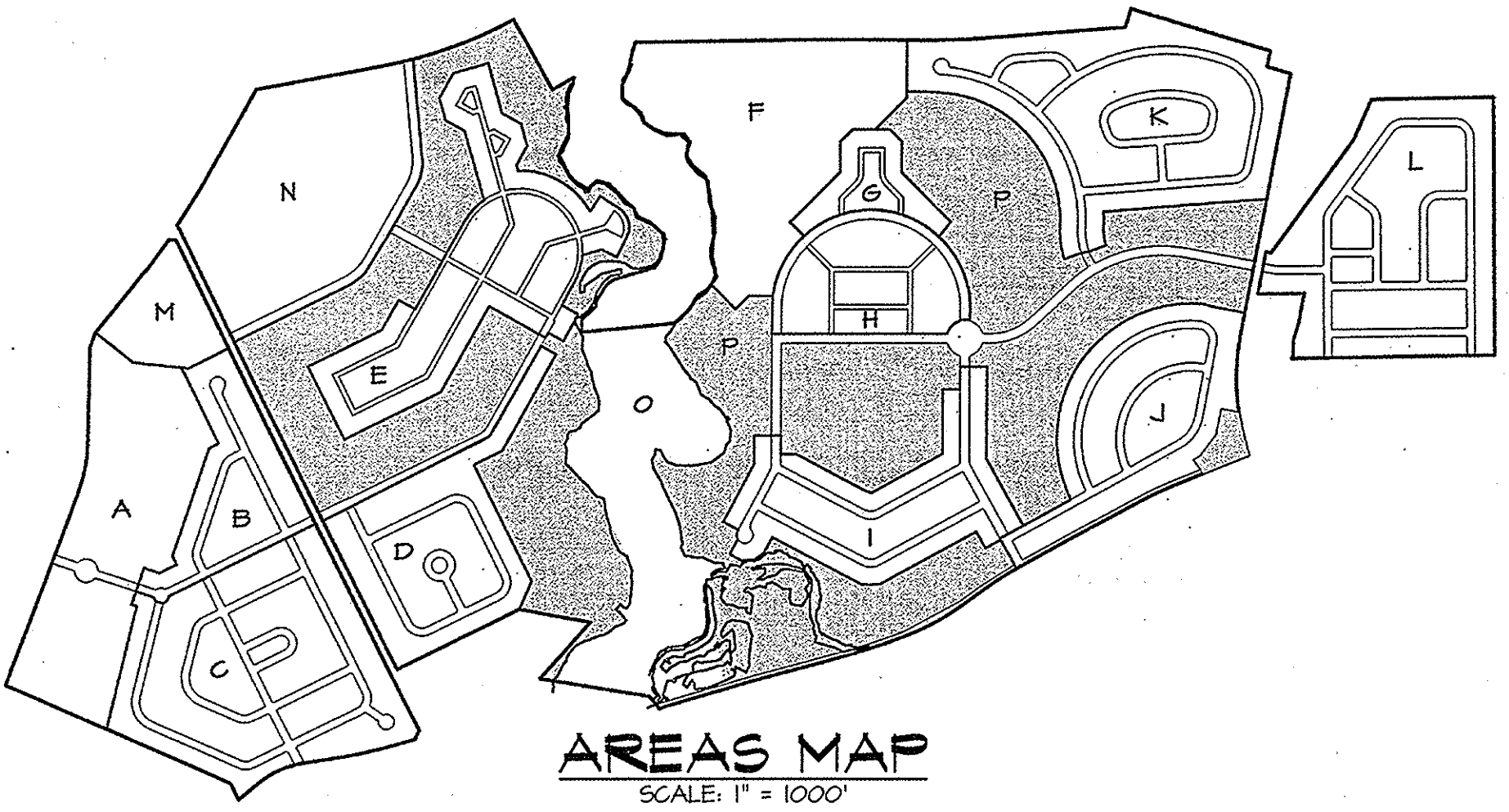
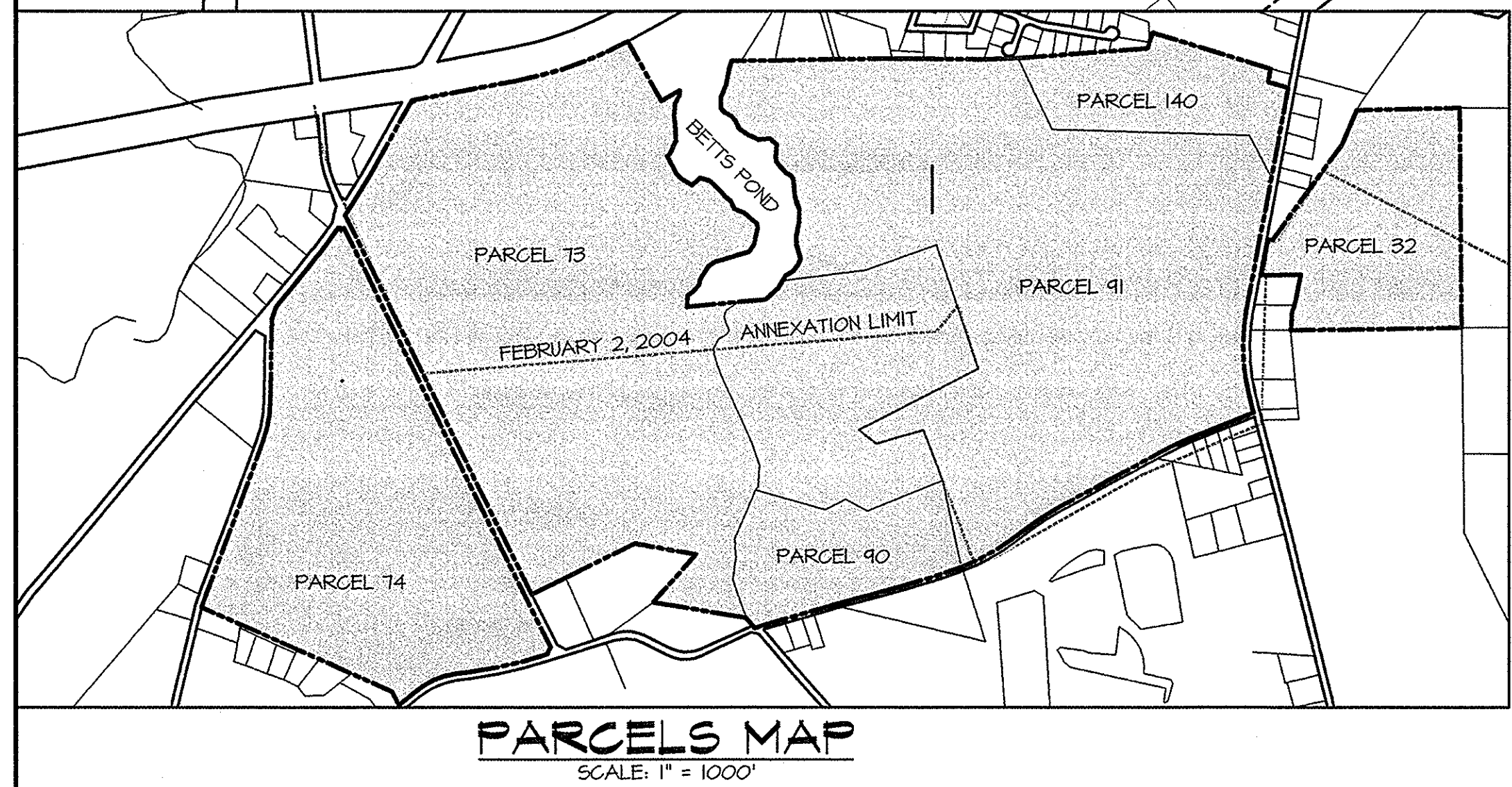
| MAP #   | PARCEL # | OWNER NAME      | USE  |
|---------|----------|-----------------|------|
| 1-33-16 | P. 1     | DETT, GERALD S. | RES. |
| 1-33-16 | P. 2     | DETT, GERALD S. | RES. |
| 1-33-16 | P. 3     | DETT, GERALD S. | RES. |
| 1-33-16 | P. 4     | DETT, GERALD S. | RES. |
| 1-33-16 | P. 5     | DETT, GERALD S. | RES. |
| 1-33-16 | P. 6     | DETT, GERALD S. | RES. |
| 1-33-16 | P. 7     | DETT, GERALD S. | RES. |
| 1-33-16 | P. 8     | DETT, GERALD S. | RES. |
| 1-33-16 | P. 9     | DETT, GERALD S. | RES. |
| 1-33-16 | P. 10    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 11    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 12    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 13    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 14    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 15    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 16    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 17    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 18    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 19    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 20    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 21    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 22    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 23    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 24    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 25    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 26    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 27    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 28    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 29    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 30    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 31    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 32    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 33    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 34    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 35    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 36    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 37    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 38    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 39    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 40    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 41    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 42    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 43    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 44    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 45    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 46    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 47    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 48    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 49    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 50    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 51    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 52    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 53    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 54    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 55    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 56    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 57    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 58    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 59    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 60    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 61    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 62    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 63    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 64    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 65    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 66    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 67    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 68    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 69    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 70    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 71    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 72    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 73    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 74    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 75    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 76    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 77    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 78    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 79    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 80    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 81    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 82    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 83    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 84    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 85    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 86    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 87    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 88    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 89    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 90    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 91    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 92    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 93    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 94    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 95    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 96    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 97    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 98    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 99    | DETT, GERALD S. | RES. |
| 1-33-16 | P. 100   | DETT, GERALD S. | RES. |

#### GENERAL NOTES

- SUBDIVISION STREETS SERVING SINGLE FAMILY DETACHED AND ATTACHED HOUSING ARE TO BE PUBLIC AND WILL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF MILLSBORO STANDARDS. SIDE WAYS THROUGH PARKING AREAS IN APARTMENT CONDOMINIUM LOTS ARE PRIVATE. CONSTRUCTION TO TOWN OF MILLSBORO STANDARDS IN THE EVENT A REQUEST IS MADE BY THE HOMEOWNERS ASSOCIATION TO HAVE THE TOWN MAINTAIN THEM IN THE FUTURE.
- ACCESS TO ALL LOTS WILL BE FROM SUBDIVISION STREETS OR DRIVE ACCESS LOOPS.
- MAINTENANCE OF THE STORM WATER MANAGEMENT AREAS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER AND OR HOMEOWNERS ASSOCIATION.
- THE PROPOSED ENTRANCES/EXITS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
- EXISTING IRRIGATION HELLS ON SITE MAY REMAIN IN USE FOR INITIAL FILLING AND TO OCCASIONALLY REFILL. PLEASE GIVE COURSE IRRIGATION STORAGE POND VOLUME.

#### LEGEND:

- EXISTING CONTOUR
- EXTENDING PROPERTY LINE
- EXTENDING PARKING ROAD
- INDICATES TREE LINE & COVER
- ARRESTED WETLANDS
- STREET LIGHT
- STORM-WATER MANAGEMENT POND



| DESCRIPTION               | Residential Section Unit |       |       |       |             |             |            |             |       |       |       |            | Commercial/Common Area Designation (acreage) |             |       |        |        |         |        |         | TOTAL   | % |
|---------------------------|--------------------------|-------|-------|-------|-------------|-------------|------------|-------------|-------|-------|-------|------------|--|-------------|-------|--------|--------|---------|--------|---------|---------|---|
|                           | A                        | B     | C     | D     | E           | F           | G          | H           | I     | J     | K     | L          | M  | N           | O     | P      |        |         |        |         |         |   |
| TOTAL UNITS               | 480                      | 67    | 202   | 122   | 406         | 480         | 38         | 173         | 115   | 138   | 178   | 133        | 0  | 0           | 0     | 0      | 2,531  | 100.00% |        |         |         |   |
| AREA (Acres)              | 38.4                     | 16.32 | 48.43 | 29.24 | 38.1        | 38.1        | 7.72       | 11.6        | 23.4  | 22.36 | 40.03 | 44.82      | 6.83   | 40.89       | 36.92 | 238.91 | 669.97 | 100.00% |        |         |         |   |
| DENSITY (Units per Acre)  | 12.5                     | 4.11  | 4.17  | 4.17  | 11.23       | 12.21       | 5.34       | 10.94       | 4.91  | 4.26  | 5.71  | 2.97       | [20.3% FAR]                                  | [22.1% FAR] | 0     | 0      | 0      | 3.81    | N/A    |         |         |   |
| R.O.W. (Acres)            | [25%] 0.73               | 2.80  | 8.91  | 6.28  | [14%] 4.99  | N/A         | [10%] 0.72 | [20%] 3.09  | 4.83  | 7.31  | 8.77  | 8.49       | 0.00   | 3.10        | N/A   | 8.81   | 69.95  | 10.54%  |        |         |         |   |
| PAVEMENT (Acres)          | [18%] 6.88               | 1.43  | 4.98  | 3.13  | [24%] 8.67  | [21%] 8.27  | [17%] 2.75 | 2.42        | 3.66  | 4.39  | 4.25  | [80%] 6.36 | [50%] 20.45                                  | N/A         | 4.41  | 87.43  | 13.17% |         |        |         |         |   |
| BLDG (Acres)              | [18%] 6.81               | N/A   | N/A   | N/A   | [19%] 6.87  | [12%] 4.70  | [21%] 3.02 | N/A         | N/A   | N/A   | N/A   | 1.80       | 5.07   | N/A         | 0.33  | 32.97  | 4.97%  |         |        |         |         |   |
| OPEN SPACE (Acres)        | [80%] 23.69              | 2.74  | 4.88  | 1.72  | [67%] 29.41 | [87%] 28.34 | [69%] 4.86 | [84%] 10.05 | 0.00  | 2.02  | 2.25  | 3.39       | 1.67   | 8.16        | 35.92 | 239.01 | 244.34 | 97.89%  |        |         |         |   |
| LOTS (Acres)              | N/A                      | 10.72 | 33.67 | 21.27 | N/A         | N/A         | N/A        | N/A         | 18.87 | 23.03 | 37.01 | 32.65      | N/A  | N/A         | N/A   | N/A    | 175.92 | 26.65%  |        |         |         |   |
| WETLANDS (Acres)          |                          |       |       |       |             |             |            |             |       |       |       |            |  |             |       |        | 40.33  | 6.07%   |        |         |         |   |
| PARKING PROVIDED          | 1101                     | 134   | 404   | 244   | 880         | 880         | 100        | 382         | 115   | 276   | 356   | 266        | 382  | 1908        | N/A   | 132    | 7688   | N/A     |        |         |         |   |
|                           |                          |       |       |       |             |             |            |             |       |       |       |            |  |             |       |        |        |         |        |         |         |   |
| DESCRIPTION               | Residential Section Unit |       |       |       |             |             |            |             |       |       |       |            | Commercial/Common Area Designation (units)   |             |       |        |        | TOTAL   | %      |         |         |   |
|                           | A                        | B     | C     | D     | E           | F           | G          | H           | I     | J     | K     | L          | M  | N           | O     | P      |        |         |        |         |         |   |
| Residential Unit Data     |                          |       |       |       |             |             |            |             |       |       |       |            |  |             |       |        |        |         |        |         |         |   |
| 80x100 Garage Condo       | 480                      |       |       |       |             |             |            |             |       |       |       |            |  |             |       |        |        | 480     | 18.96% |         |         |   |
| 80x100 Garden Condo       |                          |       |       |       |             |             | 480        |             |       |       |       |            |  |             |       |        |        | 480     | 18.96% |         |         |   |
| 20' STD Townhouse         |                          |       |       |       |             | 405         |            |             |       |       |       |            |  |             |       |        |        | 405     | 16.00% |         |         |   |
| 20' Rear Access Townhouse |                          |       |       |       |             |             |            |             |       | 173   |       |            |  |             |       |        |        | 173     | 6.84%  |         |         |   |
| 20' Garage Townhouse      |                          |       |       |       |             |             |            |             |       | 38    |       |            |  |             |       |        |        | 38      | 1.50%  |         |         |   |
| 80x100 SFD                |                          | 67    | 202   | 122   |             |             |            |             |       | 115   | 138   |            |  |             |       |        |        | 644     | 25.44% |         |         |   |
| 70x125 SFD                |                          |       |       |       |             |             |            |             |       |       |       | 178        |  |             |       |        |        | 178     | 7.03%  |         |         |   |
| 80x125 SFD                |                          |       |       |       |             |             |            |             |       |       |       |            | 133  |             |       |        |        | 133     | 5.25%  |         |         |   |
| TOTAL UNITS               | 480                      | 67    | 202   | 122   | 406         | 480         | 38         | 173         | 115   | 138   | 178   | 133        | 0  | 0           | 0     | 0      | 2,531  | 100.00% |        |         |         |   |
|                           |                          |       |       |       |             |             |            |             |       |       |       |            |  |             |       |        |        |         |        |         |         |   |
| Commercial Unit Data      |                          |       |       |       |             |             |            |             |       |       |       |            |  |             |       |        |        |         |        |         |         |   |
| NEIGHBORHOOD COMM. (sf)   |                          |       |       |       |             |             |            |             |       |       |       |            |  |             |       |        | 78,420 |         | 78,420 | 17.04%  |         |   |
| TOWN CENTER COMM. (sf)    |                          |       |       |       |             |             |            |             |       |       |       |            |  |             |       |        |        | 381,760 | 82.96% |         |         |   |
| TOTAL AREA                | 0                        | 0     | 0     | 0     | 0           | 0           | 0          | 0           | 0     | 0     | 0     | 0          | 0  | 0           | 0     | 0      | 78,420 | 381,760 | 0      | 460,170 | 100.00% |   |

#### PROJECT TEAM

- DEVELOPER: PLANTATION LAKES, LLC  
2008 COMMERCE ROAD  
SUITE 100  
FOREST HILL, MD 20635
- LAND PLANNERS, CIVIL ENGINEER, SURVEYOR: MORRIS & RITCHIE ASSOCIATES, INC.  
GEORGETOWN, DE 19347  
ATTN: MR. J. KEVIN HERBIE
- ENVIRON. CONSULTANT: GEO-TECHNOLOGY ASSOCIATES  
3 STERLING SQUARE, SUITE 8  
GEORGETOWN, DE 19347  
ATTN: MR. BILL KOPALCIC
- TRAFFIC CONSULTANT: ORTHOPOEDS  
301 LINCOLN DR. SUITE 150  
HALLAM, PA 19036  
ATTN: MR. DERRICK KENNEDY
- ATTORNEY: PUGNA AND YOUNG, P.A.  
PO BOX 250, 26 THE CIRCLE  
MILLSBORO, DE 19967  
ATTN: MR. JIM HANNA, ESQ.

THIS MAP HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF MILLSBORO AT A MEETING HELD:

DATE: \_\_\_\_\_

PLANNING COMMISSION:

ATTORNEY: \_\_\_\_\_ SECRETARY: \_\_\_\_\_ CHAIRMAN: \_\_\_\_\_

MEMBER: \_\_\_\_\_ MEMBER: \_\_\_\_\_

MEMBER: \_\_\_\_\_ MEMBER: \_\_\_\_\_

MEMBER: \_\_\_\_\_ MEMBER: \_\_\_\_\_

MEMBER: \_\_\_\_\_ MEMBER: \_\_\_\_\_

CONSENTS PLAN DEVELOPMENT APPROVAL:

I, AS OWNER OF THE PROJECT, HEREBY APPROVE THESE PLANS FOR DEVELOPMENT AS SHOWN OR OTHERWISE NOTED:

DATE: \_\_\_\_\_

PARCEL: 1-33-16 P. 92

HELIAN JOHN JR. & JENNIFER H. DAVIS (TRUSTEES)

20 OLD LAMING RD.

MILLSBORO, DE 19967

PARCELS 1-33-16 P. 78, 74, 40, 91, 140

TOWNED, INC.

1010 S. DARTMOUTH

GEORGETOWN, DE 19347

MORRIS & RITCHIE ASSOCIATES, INC.  
ENGINEERS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS  
404 S. BEDFORD STREET, SUITE 5  
GEORGETOWN, DE 19347  
(302) 855-5734  
FAX (302) 855-5734  
www.mraonline.com

R.P.C. PRELIMINARY PLAN FOR PLANTATION LAKES MILLSBORO, DELAWARE

DATE: \_\_\_\_\_ REVISIONS: \_\_\_\_\_

SUSSEX COUNTY, DE

JOB NO.: 13215

SCALE: 1" = 300'

DATE: 04/05/24

DRAWN BY: GMA/GAS

DESIGN BY: JHM











REVIEW BY: \_\_\_\_\_

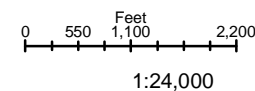
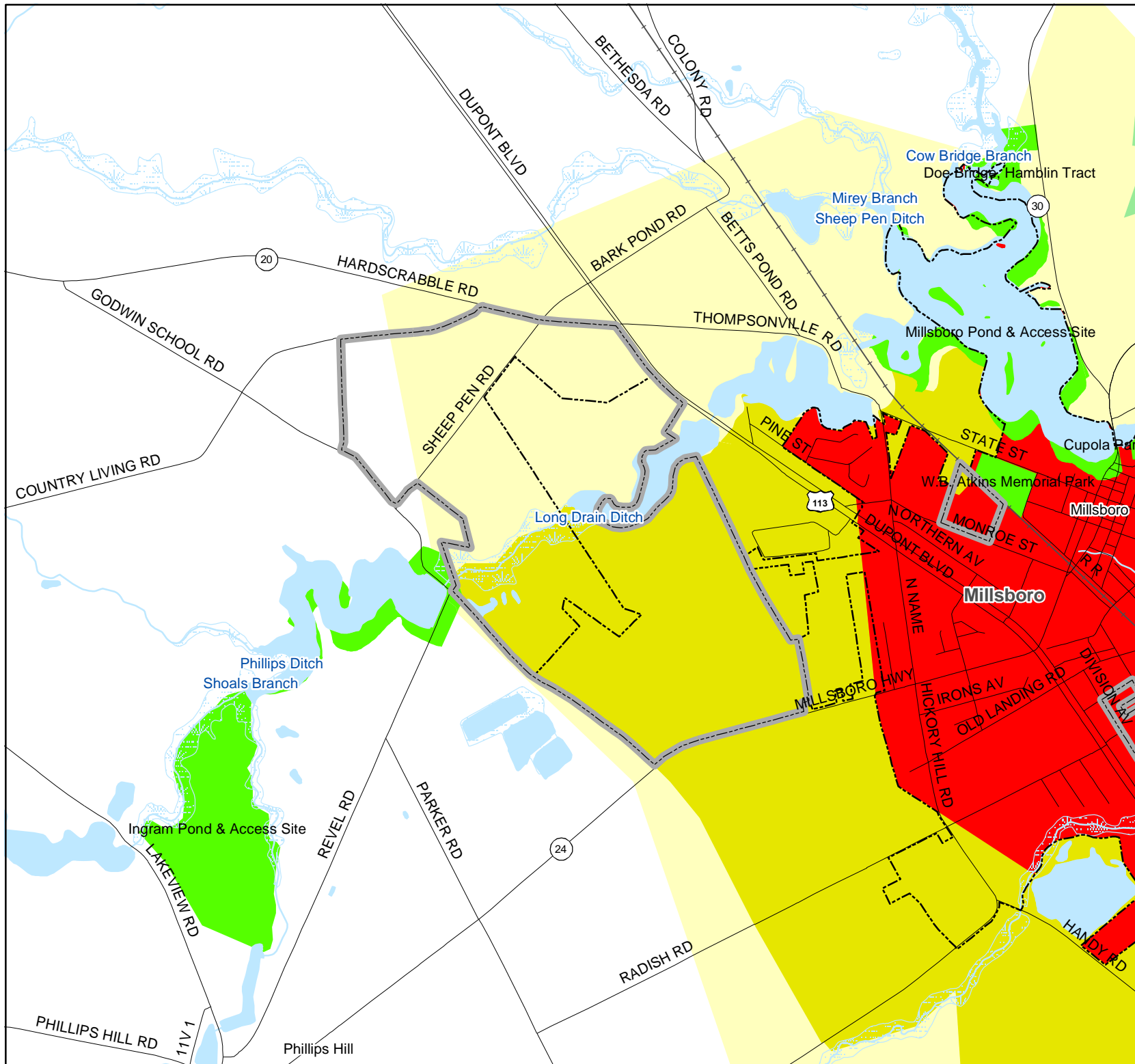
SHEET: 1 OF 11



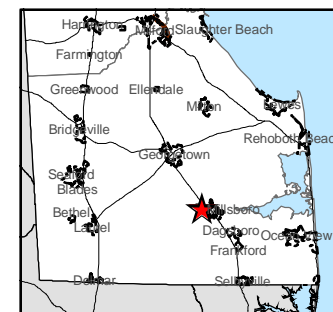
# Preliminary Land Use Service (PLUS)

Plantation Lakes  
2004-04-10

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



Produced by the Delaware Office of State Planning Coordination.  
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# Preliminary Land Use Service (PLUS)

Plantation Lakes  
2004-04-10

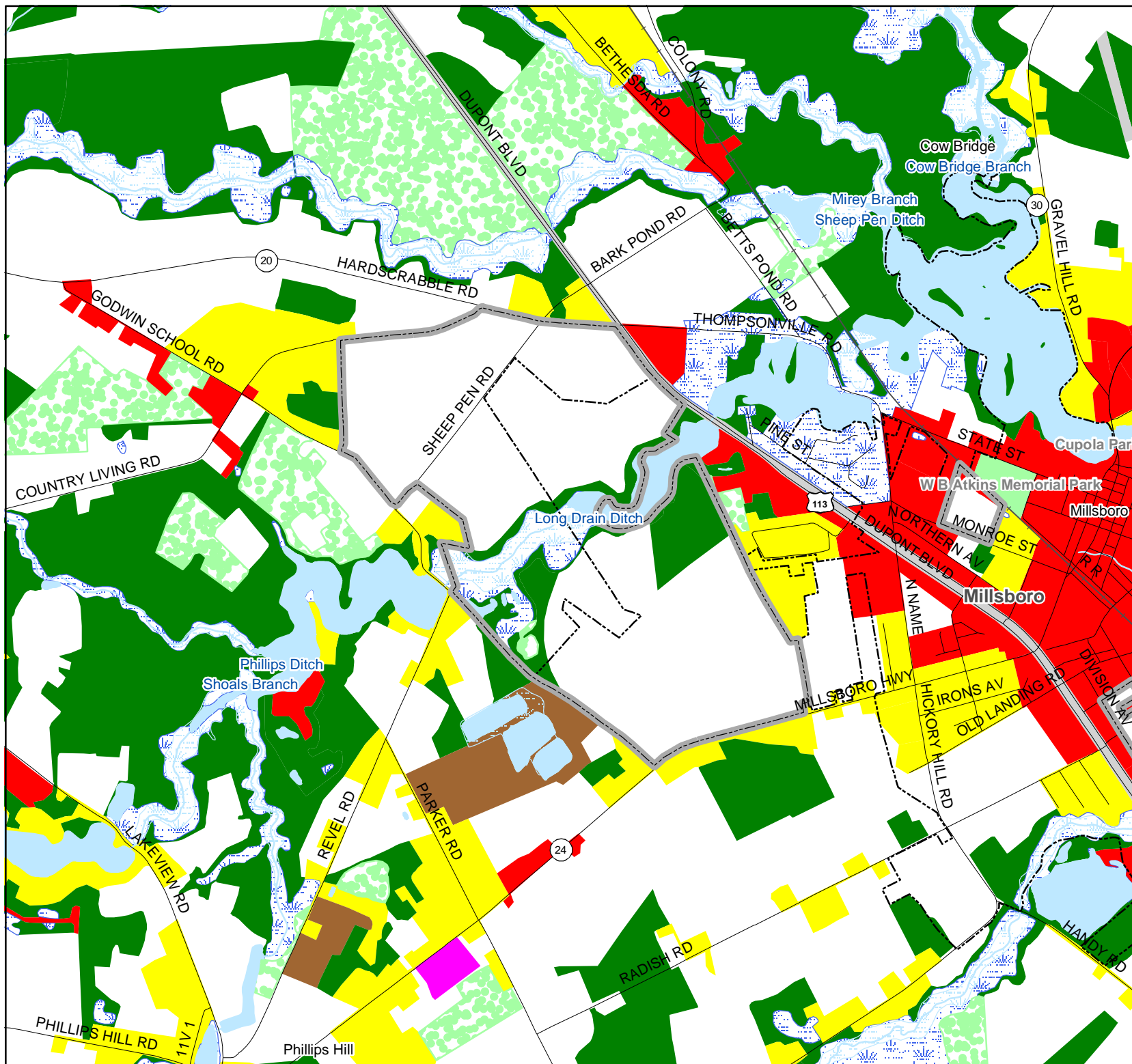
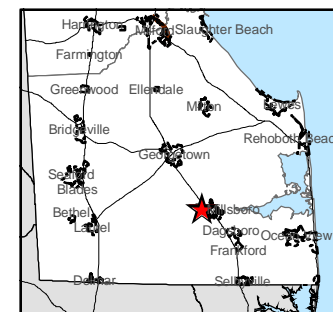
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition

0 550 Feet 1,100 2,200

1:24,000



Produced by the Delaware Office of  
State Planning Coordination.  
[www.state.de.us/planning](http://www.state.de.us/planning)



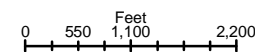


# Preliminary Land Use Service (PLUS)

Plantation Lakes  
2004-04-10

2002 False-Color  
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:24,000



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